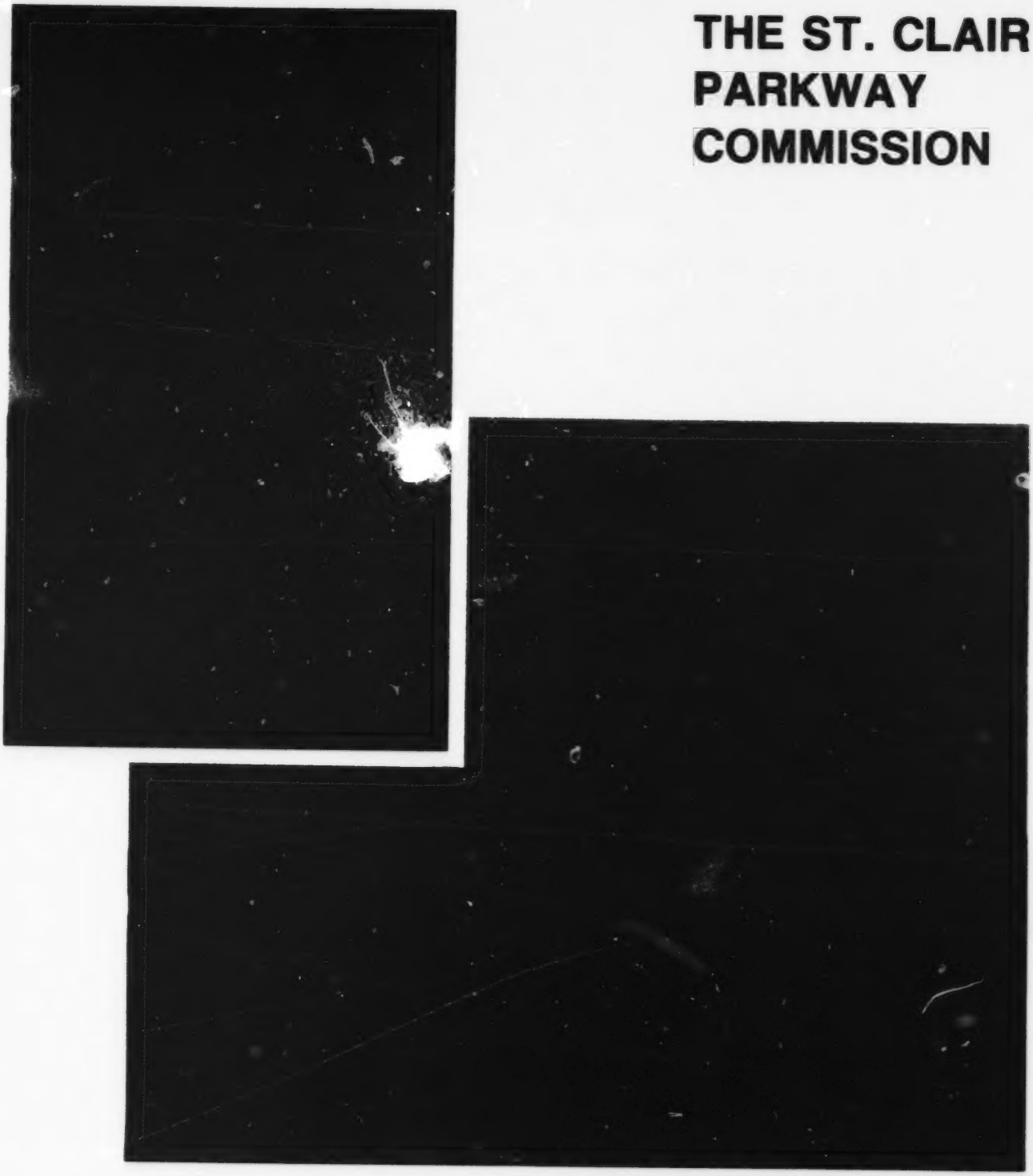
THE ST. CLAIR PARKWAY COMMISSION



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St. Clair Parkway Commission

Aims and Objectives . . .

PRIMARY — To ensure an interconnecting system of parks using all of the environmental characteristics of the region.

SECONDARY

- To create a scenic drive following the route corridor (highway No. 40) from Pt. Edward to Chatham.
- To encourage tourism in the Parkway area.
- To maintain close contact with private and public authorities controlling urban development.

The Commission recognizes that the trends in recreation are constantly changing; therefore, development programmes are prepared according to need and demand, to ensure the most effective results.

ST. CLAIR PARKWAY

A JOINT PROGRAMME OF PARKS DEVELOPMENT

by
The Province of Ontario,
Lambton County, City of Sarnia,
Kent County and City of Chatham

Danny G. Bailey, Chairman

1983 Commission

Chairman:
Danny G. Bailey
R.R. #2, Port Lambton

Vice-Chairman:
John L. McCartney
1873 Pineridge Trail
Sarnia, Ontario

*Tom Needham
447 Ignatiefna Street
Petrolia, Ontario

+Lorne Johnston
R.R. #1, Pt. Lambton

•Doug Bain
1468 Lee Crt
Sarnia, Ontario
N7S 3K6

•Ray Douglas
Box 21
Alvinston, Ont.

Robert Graham
Box 1, Cedar Springs

*Marion Mummery
76 River Drive S.
Port Lambton, Ont.

+F. Jean McPherson
R.R. #1, Arkona

Bernice Rade
1262 Echo Road
Sarnia, Ontario

Larry O'Rourke
8 Homestead Cres.
Chatham, Ont.

•John Minielly
540 Zone Street
Wyoming, Ont.

Don Beaton
650 St. Clair Parkway
Corunna, Ontario

Secretary-Treasurer/
General Manager
Robert F. Harrison
743 London Road
Sarnia, Ontario

* Term expried June 31, 1983
\+ Instated as of September 22, 1983
• Omitted in Error

Chairman's Message

To the Honourable Reuben C. Baetz, Minister of Tourism and Recreation:

I take pleasure in submitting herewith the 17th Annual Report of The St. Clair Parkway Commission for the year 1983.

The Commission, according to the Act, is made up of 5 Provincially appointed members and 6 members from our Funding Municipalities. In June, Mrs. Marion Mummery and Mr. Tom Needham completed their tenure with the Commission. Both members were appointed by the Province in July of 1980 and sat for two three-year terms. Mr. Needham sat on the Commission previously as a representative of Lambton County in 1973 and 1974. On behalf of the members of the Commission and the staff, I would like to extend our appreciation and thanks to Marion and Tom for their dedication and enthusiastic support to the affairs of the Commission. In September, Mrs. F. Jean McPherson and Mr. Lorne Johnston were appointed by the Province for three-year terms.

1983 has been a very busy year. The highlight was the signing of the B.I.L.D. agreement for the approval and construction of the Sarnia Bay Marina. Construction began immediately and continued throughout the year.

The trend in recreation seems to be one of continual change. The emphasis over the past few years in Participaction has made an impact on recreation facilities. And, as more and more people integrate leisure into their lifestyle, the public demand for facilities will increase. These trends, along with the growing popularity of the Parkway, is evident by the number of people who use and enjoy the Commission facilities.

Although gross receipts were slightly lower than estimated at some facilities, we did exceed the total estimated for 1983, which represents a 5.2% increase over 1982.

I would like to express my sincere appreciation to the members of the Commission for their conscientious effort in dealing with the affairs of the Commission and to Bob Harrison, the General Manager, and his staff for their loyalty in carrying out the policies of the Commission and their interest in improving the facilities.

On behalf of the Commission and staff, I extend an invitation to everyone to visit the Parkway and enjoy our facilities.

Respectfully submitted,

The St. Clair Parkway Commission
Danny G. Bailey
Chairman

1983 HIGHLIGHTS

1983 saw the formulization of one of the largest undertakings adopted by the St. Clair Parkway Commission. The Commission and the City of Sarnia accepted a plan for the development and improvement of the Sarnia Waterfront at an expected cost of $54 million over the next 15 to 20 years.

Under the Board of Industrial Leadership and Development Program, B.I.L.D., the provincial government committed about $2.8 million for the Sarnia Bay Marina project, with the federal government contributing approximately $800,000 for the construction of a breakwater which has now been completed.

St. Clair Parkway Commission Chairman Danny Bailey looks on as The Hon. Alan Pope, centre, and Sarnia M.P.P. Andy Brandt, right, take part in the signing of the B.I.L.D. Agreement

Signing ceremonies for the B.I.L.D. Agreement took place at the H.G. MacLean Centre in Sarnia Centennial Park on April 5, 1983. The Hon. Alan Pope, Minister of Natural Resources participated in the ceremony. The Board of Industrial Leadership and Development has supplied funds for the Sarnia Bay Marina project.

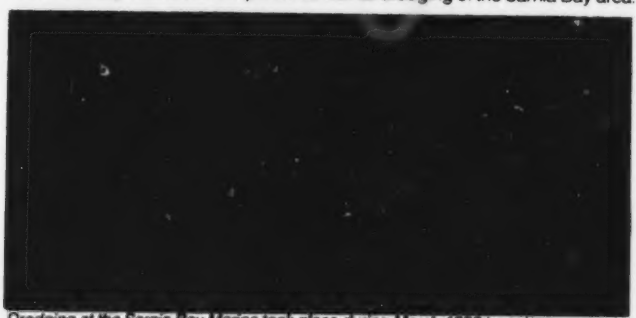
Master plan illustrating the redevelopment of the City of Sarnia Waterfront including the Sarnia Bay Marina.

SARNIA BAY MARINA

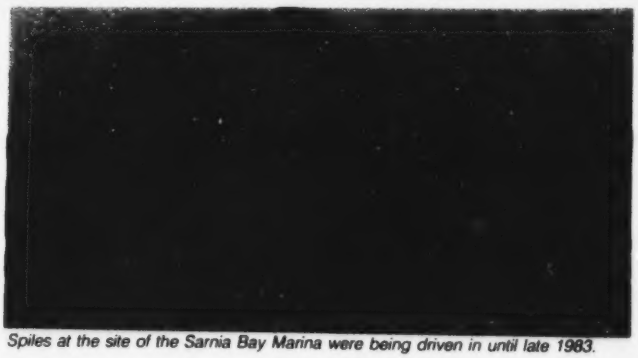
This year a great deal of effort has been spent finalizing plans for the Sarnia Bay Marina project. In the late seventies the City of Sarnia and the St. Clair Parkway Commission identified the Sarnia Bay area, site of the new marina, as a strategic location for waterfront activity, public open space, and recreational facilities. Redevelopment of this area would compliment federal, provincial, municipal governments' investments, as well as private sector investment in the core area.

Development and expansion of the Sarnia Bay Marina will take place in stages or phases, and when complete the facility will accommodate a minimum of 500 boats. At first, the project is planned to be a transient-use only marina, and when opened will berth about 253 vessels.

Construction at the marina continued into late 1983. Floating docks were delivered to the site, and anchor spiles, to which the docks will be attached, were being installed when winter weather set in. A breakwater, which will protect the facility, has been completed as well as dredging of the Sarnia Bay area.



Dredging at the Sarnia Bay Marina took place during March 1983 in order to make this marina complex one of the safest and best facilities in Southwestern Ontario.



Spiles at the site of the Sarnia Bay Marina were being driven in until late 1983.

Floating equipment was being used not only for dredging, but to put anchor spiles in place.

This year the Charles Kennedy Foundation donated $3,400 to the St. Clair Parkway Commission.

Shown is Doug Kennedy presenting a cheque to Commission Chairman Danny Bailey, with Bob Sokol, Director of the Foundation looking on.

Work at the Courtright Waterfront Park continued during 1983. Phase one of the project involved the construction of a ramp and boardwalk, along with an observation area. Phase two of the development calls for an additional seating and observation area to enhance the nearly 2,400 feet of waterfront in the Courtright area.

Boardwalk and observation area at the Courtright Waterfront Park.

Staff at the St. Clair Parkway Commission's greenhouses attend to the growth and care of over 60,000 plants per year.

Windows at the H.G. MacLean Centre, located at Sarnia Centennial Park, were replaced during the summer at a cost of about $20,000. This building, which was constructed approximately 15 years ago, is used continuously during the winter months for both day and evening activities. In the summer months, due to its ideal location, a concession stand is operated from the Centre and it also provides a spot for visitors to the Park to rest and relax, or be protected from the weather.

Seventeen windows and frames were replaced at the H.G. MacLean Centre in '83.

Marshy Creek Park received new playground equipment in November of 1983. This creative playground unit was contructed at a cost of $4,000, and consists of a climber, fireman's pole, slide. baby and senior swings and was designed to be aesthetically pleasing to the area. In 1984 additional drainage, and edging work will complete the project.

Creative playground equipment now compliments Marshy Creek Park.

1983 saw the construction of one of the first docks in the area designed exclusively for fishing. The new dock, located at Willow Park, promises to be quite an attraction because of the excellent fishing at this location, and will allow fishermen to be just a short cast away from the main channel.

AUDITOR'S REPORT

To The St. Clair Parkway Commission and to the Minister of Tourism and Recreation.

I have examined the balance sheet of the The St. Clair Parkway Commission as of December 31, 1983 and the statements of operations and retained income for the year then ended. My examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as I considered necessary in the circumstances.

In my opinion, these financial statements present fairly the financial position of the Commission as of December 31, 1983 and the result of its operations for the year then ended in accordance with the accounting policies described in Note 1 to the the financial statements applied, after giving retroactive effect to the change in the method of accounting for grant revenue as explained in Note 2 to the financial statements, on a basis consistent with that of the preceding year.

A report on the audit has been made to the Commission and to the Minister.

Toronto, Ontario,
March 16, 1984.

D.F. Archer, F.C.A.,
Provincial Auditor.

THE ST. CLAIR PARKWAY COMMISSION
(Incorporated without share capital under the St. Clair Parkway Commission Act)

Balance Sheet
as at December 31, 1983

Assets	1983 $	1982 $
Current		
Cash	293,666	152,128
Accounts receivable	3,295	1,165
Grants receivable (note 3c)	83,646	-
Current portion of loans receivable	40,625	20,000
Inventories	42,890	41,311
Prepaid insurance	11,929	12,845
	476,051	227,449
Loans receivable:		
Dover Township (notes 2 and 5)	60,000	65,000
Financing of capital projects (note 3a)	421,875	457,500
Fixed assets	1	1
	957,927	749,950

Liabilities and Retained Income		
Current		
Accounts payable (note 4)	111,305	25,712
Construction holdbacks payable (note 4)	89,001	-
Deferred grant (note 3c)	-	26,468
Current portion of capital advances payable	35,625	15,000
Deferred revenue (note 6)	10,758	10,270
Deposits in trust (note 7)	4,598	-
Prepaid BILD grant (note 4)	224,765	150,000
	476,052	227,450
Capital advances payable (note 3a)	421,875	457,500
Deferred revenue - Dover Township (notes 2 and 5)	60,000	65,000
Retained income (note 2)	-	-
	957,927	749,950

See accompanying notes to financial statements.

Approved on behalf of the Commission:

Commissioner

General Manager

THE ST. CLAIR PARKWAY COMMISSION
Statement of Operations
for the year ended December 31, 1983

	1983 $	1982 $
Income		
Operating income		
Golf course (Schedule 1)	435,340	447,737
Marine Park (Schedule 2)	336,848	304,609
Campgrounds	56,180	52,351
Interest and other	47,272	27,852
	875,640	832,549
Grants		
Province of Ontario	548,307	538,243
City of Sarnia	135,213	131,752
County of Lambton	135,213	131,752
County of Kent	86,923	84,698
City of Chatham	28,973	28,233
Chippewa Indian Reserve	-	839
Sombra Township	5,071	-
	939,700	915,517
	1,815,340	1,748,066
Expenditure		
Administrative and operating		
Salaries, wages and employee benefits	559,306	523,415
Park maintenance	103,585	103,605
Utilities	41,424	39,123
Insurance	18,191	18,557
Machinery and equipment	18,158	17,366
Office supplies and equipment	14,083	13,506
Commissioners' fees and expenses	9,477	10,772
Other	20,822	18,982
	785,046	745,326
Golf course (Schedule 1)	397,547	382,891
Marine Park (Schedule 2)	304,213	284,444
Campgrounds and other	14,705	13,468
	1,501,511	1,426,129
Capital improvements	305,843	321,937
Land acquisition	7,986	-
	1,815,340	1,748,066
Net income (note 2)	-	-

See accompanying notes to financial statements.

THE ST. CLAIR PARKWAY COMMISSION
Statement of Retained Income
For the year ended December 31, 1983

	1983 $	1982 $
Retained income, beginning of year		
As previously reported	84,925	55,776
Retroactive accounting change (note 2)	(84,925)	(55,776)
As restated	-	-
Net income for the year	-	-
Retained income, end of year	-	-

See accompanying notes to financial statements.

SCHEDULE 1

THE ST. CLAIR PARKWAY COMMISSION
Statement of Golf Course Operations
for the year ended December 31, 1983

	1983 $	1982 $
Golf Course and Pro Shop		
Revenue - green fees	227,774	232,035
- sale of pro shop merchandise	38,305	41,474
- golf cart rentals	44,080	46,564
	310,159	320,073
Expense - salaries and wages	153,720	144,000
- maintenance	73,805	71,807
- administrative	24,924	27,490
- furniture and equipment	16,973	10,584
-cost of merchandise sold	21,216	24,250
- leasing of golf carts	15,323	15,323
	305,961	293,454
	4,198	26,619
Dining Room		
Revenue - sales	60,701	63,761
Expense - salaries and wages	29,273	28,820
- cost of sales	26,756	25,179
	56,029	53,999
	4,672	9,762
Lounge		
Revenue - sales	64,480	63,903
Expense - salaries and wages	14,163	14,130
- cost of sales	21,394	21,308
	35,557	35,438
	28,923	28,465
Net income	37,793	64,846
Total revenue	435,340	447,737
Total expense	397,547	382,891
Net income	37,793	64,846

SCHEDULE 2

THE ST. CLAIR PARKWAY COMMISSION
Statement of Marine Park Operations
for the year ended December 31, 1983

	1983 $	1982 $
Marine operations		
Revenue - boat mooring, launching and rental	102,608	94,402
- gas and oil sales	115,785	96,906
- sale of merchandise	23,834	23,185
- loan repayment - Dover Township (notes 2 and 5)	5,000	5,000
- other	4,429	3,377
	251,656	222,870
Expense - salaries and wages	76,939	74,966
- administrative and maintenance	46,177	51,180
- cost of gas and oil sold	106,697	85,647
- cost of merchandise sold	15,585	14,888
	245,398	226,681
	6,258	(3,811)
Campground		
Revenue - camping fees	50,708	44,951
Expense - salaries and wages	23,955	23,779
	26,753	21,172
Dining Room		
Revenue - sales	34,484	36,788
Expense - salaries and wages	19,638	18,710
- cost of sales	15,222	15,274
	34,860	33,984
	(376)	2,804
Net income	32,635	20,165
Total revenue	336,848	304,609
Total expense	304,213	284,444
Net income	32,635	20,165

THE ST. CLAIR PARKWAY COMMISSION
Notes to Financial Statements
December 31, 1983

1. SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of accounting

The financial statements have been prepared using the accrual basis of accounting.

(b) Inventories

Inventories are valued at the lower of cost or net realizable value, with cost determined on a first in, first out basis.

(c) Fixed assets

The Commission charges all additions to fixed assets as expenditures in the year of acquisition and reflects fixed assets on the balance sheet at a nominal value of $1.

Fixed assets of the Commission consist of buildings, purchased and donated park lands, equipment and vehicles.

(d) Leases

All leases are treated as operating leases as the Commission does not capitalize fixed assets.

2. CHANGE IN ACCOUNTING POLICY

(a) Prior to 1983, grant revenue excluded grants related to expenditures incurred but not paid for by year end. As the excess of expenditures over operating income in any one year is fully funded by the Province of Ontario and participating municipalities, the Commission essentially operates on a break-even basis each year.

Accordingly, the Commission revised their method of recording grant revenue to the accrual basis which will generally result in the Statement of Operations reflecting a break-even position each year. This change has been applied retroactively.

The effect of this change was to:

(i) increase net income for 1983 by $20,039 and to reduce net income for 1982 by $29,149;

(ii) reduce retained earnings for 1983 by $64,886 (1982 - $84,925);

(iii) record the outstanding Dover Township loan of $65,000 (1982 - $70,000) which includes the current portion, previously included in retained income as deferred revenue; and

(iv) increase grants receivable for 1983 by $114 and increase the net of 1982 receivable and deferred grant by $14,925.

3. GRANTS

(a) For capital expenditures, the Province of Ontario and the participating municipalities contribute 75 and 25 percent of the funds needed, respectively. For major projects, the Province advances 100 per cent of funds, interest free, of which 25 per cent is repaid by the Commission from grants received from the participating municipalities.

At December 31, 1983, the Commission owed the Province $457,500.

(i) $45,000 for advances received for the development of the St. Clair Parkway Golf Course repayable at $15,000 per annum until and including 1986; and

(ii) $412,500 for advances received for the development of The St.Clair Parkway Marine Park repayable at $20,625 per annum commencing in the year 1984 and in each subsequent year until, and including the year 2003.

(b) For expenditures in excess of operating income the Province of Ontario and the participating municipalities contribute 50 per cent each.

(c) The difference between grant revenue on an accrual basis and grants actually received has been set up as grants receivable or deferred. In 1983 grants receivable consisted of $68,053 from the Province and $15,593 from the participating municipalities. In 1982, the deferred grant consisted of $38,907 relating to the Province net of $12,439 receivable from the participating municipalities.

4. SARNIA BAY MARINA DEVELOPMENT

The Commission has commenced work in connection with the construction of a marina facility in Sarnia Bay. The total cost of the Commission of this program, which will extend over a period of years, is estimated to be $2,750,000. The entire cost of the program has been approved for funding through the Board of Industrial Leadership and Development (BILD).

As at December 31, 1983, the Commission has received $1,180,600 and has spent $955,835 including outstanding accounts payable of $82,787 and construction holdbacks payable of $89,001, resulting in a net liability to the Province of $224,765. Construction expenditures and related BILD grants for this project are not included in the Statement of Operations.

5. LOAN TO DOVER TOWNSHIP

In March 1976, the Commission received $100,000 from the Province of Ontario which it loaned in March 1977, interest free, to Dover Township to assist the Township in constructing a water treatment plant. The loan is being repaid at $5,000 per annum until, and including 1996, and the annual payment is reflected as revenue on Schedule 2.

6. DEFERRED REVENUE

Deferred revenue results from the prepayment of golf memberships, marina docking fees, campground site reservations and the current portion of the loan to Dover Township.

7. DEPOSITS IN TRUST

Deposits in trust consist of refundable tender deposits totalling $1,275 and a charitable donation to the Commission of $3,323. In 1980 the St. Clair Parkway Foundation was established to accept charitable donations which would be passed on to the Commission. The Commission is holding the donation in trust until such time as a decision is made by Revenue Canada Taxation as to the status of the Foundation as a charitable organization.

8. COMMITMENTS

(a) The Commission entered into an agreement in May 1981 to lease eighteen golf carts for 36 months at $1,277 per month. At the end of this period, the Commission has the option of purchasing these carts for a total price of $19,296 or continuing the lease for a further twenty-four months at $944 per month.

(b) Eleven land leases for approximately 94 acres of property are at nominal rates. In addition there is one water lease for approximately 26 acres for which the lease obligation is the greater of $100 or 5 per cent of gross revenue from Sarnia Bay Marina. As at December 31, 1983 the remaining terms ranged from one to forty-four years.

9. COMPARATIVE FIGURES

Comparative figures have been reclassified where necessary to conform with 1983 presentation.